

Policy Governance Council Meeting Evaluation Schedule

Meeting Date	Policy Governance Evaluator
6/6/2000	Mayor Pro Tem Reveal
6/20/2000	Councilmember Nichols
7/4/2000	Deputy Mayor Pro Tem Downey
7/18/2000	Mayor Seei
8/2/2000	Councilmember Maso
8/15/2000	Councilmember Simpson
9/5/2000	Councilmember Osuna
9/19/2000	Mayor Pro Tem Reveal
10/3/2000	Councilmember Nichols
10/17/2000	Deputy Mayor Pro Tem Downey
11/7/2000	Mayor Seei
11/21/2000	Councilmember Maso
12/5/2000	Councilmember Osuna
12/19/2000	Councilmember Simpson
1/2/2001	Mayor Pro Tem Reveal
1/16/2001	Councilmember Nichols
2/6/2001	Deputy Mayor Pro Tem Downey
2/20/2001	Mayor Seei
3/6/2001	Councilmember Maso
3/20/2001	Councilmember Osuna
4/3/2001	Councilmember Simpson
4/17/2001	Mayor Pro Tem Reveal
5/1/2001	Councilmember Nichols

COUNCIL MEETING MONITORING FORM

IN AN EFFORT TO CONTINUALLY IMPROVE ITS POLICY GOVERNANCE PROCESS, THE COUNCIL HAS DEVELOPED THIS FORM TO EVALUATE ITS PROGRESS. THE SCHEDULED COUNCILMEMBER EVALUATOR AT THE CONCLUSION OF EACH COUNCIL MEETING COMPLETES THIS FORM. THE EVALUATOR EVALUATES THE COUNCIL AS A WHOLE AND NOT INDIVIDUAL MEMBERS.

Today's date: ____/____/____

(Instructions: For questions numbered 1 - 5, use the following: **S** indicates Satisfactory, **NI** indicates Needs Improvement, and **UNS** indicates Unsatisfactory. For questions in number 6, use Yes or No.)

1. The Council was prepared for the meeting: ☐S ☐NI ☐UNS
2. The Council's time was appropriately spent on Ends as opposed to Means: ☐S ☐NI ☐UNS
3. Has each Councilmember been given and taken an adequate opportunity to participate in discussion and decision making: ☐S ☐NI ☐UNS
4. The Council's treatment of all persons was courteous, dignified and consistent: ☐S ☐NI ☐UNS
5. Did the Council adhere to its adopted governance style:
 - a. Emphasize outward vision: ☐Yes ☐No
 - b. Encourage diversity in viewpoints: ☐Yes ☐No
 - c. Exercise strategic leadership more than administrative detail: ☐Yes ☐No
 - d. Maintain clear distinction of Council and staff roles: ☐Yes ☐No
 - e. Utilize collective decision making: ☐Yes ☐No
 - f. Look to the future: ☐Yes ☐No

Evaluator's comments:

Evaluator: Council Member Mike Simpson

Signed: _____



Memorandum

To: **Honorable Mayor Seei and the Frisco City Council**
THR: **George Purefoy**, City Manager
From: **Jason Gray**, Assistant to the City Manager
CC:
Date: 12/15/2000
Re: Policy Governance Reports for 2nd Regular Meeting of December

Please find the attached Policy Governance monitoring reports for your review. As scheduled, the included reports are intended to monitor progress toward achieving differing End Points. Reports for this meeting include:

1. Building Permit Recap (November 1999 and 2000)
2. Monthly Tax Report
3. Water Production Records
4. Crime Index Recap (to be included at time of City Council Meeting)
5. Monthly Fire Department Activity Report
6. Monthly Fire Inspections Report
7. Monthly Fire Education Classes Report

Thank you for your attention to this item, if I can be of any assistance, please contact me at 972-335-5551 x125 or by email at atcm@ci.frisco.tx.us.



Memorandum

To: Honorable Mayor Seei and the Frisco City Council
THR: **George Purefoy**, City Manager
From: **Jason Gray**, Assistant to the City Manager
CC: **Sharon Elliot**, Code Enforcement Officer
Date: 12/15/2000
Re: Monitoring tool for "Clean and Beautiful" End point

Please accept for your review what we have developed for a monitoring tool in order for the City Council to monitor progress towards achieving the following adopted End Point.

4. The community is attractive, clean, and aesthetically pleasing.

- 4.1 Neighborhoods are aesthetically pleasing.
- 4.2 City entrances and public facilities are attractive.
- 4.3 The city is well maintained.
- 4.4 There is a balance of green and developed space.

The attached forms are to be used as a check list of sorts to ensure that we are intentionally inspecting our own City right-of-ways, medians, parkways, roadways, facilities, parks, and entrances. These inspections have been broken into quadrants of the City, using FM 720 and Preston Road as the axes, each week inspecting a different quadrant. I will not go into a long explanation of the forms as they are designed to be self-explanatory (if they are not, please provide feedback so that I may make them more easily understood).

If you choose to approve of these forms, I will ask that the Code Enforcement Division begin using the reports, and include them as a part of your next agenda packet. In addition, I will ask them to monitor how much time they are dedicating to this function so that we may be able to fully understand the impact that this monitoring has on the staff.

Thank you for your consideration of this item, if I can be of any assistance, please contact me at 972-335-5551 x125 or by email at atcm@ci.frisco.tx.us.

ENDS MONITORING DOCUMENT (ROW – A)

This report is intended to monitor how the City staff is attempting to achieve the following Ends statement set by the City Council:

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RIGHT OF WAY

Please use the following standards to review and report the status of each category of the Right Of Way on the following thoroughfares:

1. Very well maintained
 - a. No trash or litter present in median or parkway.
 - b. Roadway is clear of debris.
 - c. Grass and/or landscaping is of appropriate length.
2. Well maintained
 - a. Small amounts of intermittent trash or litter in median or parkway.
 - b. Roadway debris is limited and outside of traveling lanes.
 - c. Grass and/or landscaping is of appropriate length.
3. Needs attention
 - a. Trash and/or litter is noticeably present in median and parkway.
 - b. Roadway debris is noticeable and/or in the traveling lanes of traffic.
 - c. Grass/weeds needs to be mowed or landscaping needs to be trimmed.

WEEK A – SE QUADRANT**Custer Road (FM 720 to SH 121)**

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Rolater Road (Preston to Custer)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Coit Road (FM 720 to SH 121)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

College Parkway (Hillcrest to Coit)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Hillcrest Road (FM 720 to SH 121)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Wade Boulevard (Preston to Hillcrest)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Preston Road (FM 720 to SH 121)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Lebanon Road (Preston to Coit)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

ENDS MONITORING DOCUMENT (ROW – B)

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WEEK B – SW QUADRANT**Stonebrook Parkway (Preston-West)**

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Lebanon Road (Preston-West)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Warren Parkway (Preston to Legacy)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Gaylord Parkway (Preston to DNT)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

FM 423 (SH 121 to FM 720)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Legacy (SH 121 - North)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

DNT (SH 121 – FM 720)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Parkwood/5th Street (SH 121 – FM 720)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

ENDS MONITORING DOCUMENT (ROW – C)

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 - c. Grass/weeds needs to be mowed or landscaping needs to be trimmed.

WEEK C – NW QUADRANT**FM 720 (FM 423 to Preston)**

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

US Highway 380 (FM 423 to Preston)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

EIDorado Parkway (FM 423 - East)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

DNT Service Road (FM 720 - North)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

FM 2934/Frisco Road (FM720-EIDorado)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Teel Parkway (FM 720 - North)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

ENDS MONITORING DOCUMENT (ROW – D)

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WEEK D – NE QUADRANT**FM 720 (Preston to Custer)**

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Custer Road (FM 720 to US 380)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

US Highway 380 (Preston to Custer)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

Preston Road (FM 720 – US 380)

a. Trash Rating	1	2	3
b. Roadway Rating	1	2	3
c. Grass/Landscaping Rating	1	2	3

ENDS MONITORING DOCUMENT – CITY ENTRANCES

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City Entrances

Please use the following standards to review and report the status of each category at each of the following City Entrances:

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 - a. No trash or litter present in area of entrance.
 - b. Signage paint/facade is clear of defaults
 - c. Traffic signage and signalization is in good working order
2. Well maintained
 - a. Limited trash or litter present in area of entrance.
 - b. Signage paint/facade is appropriately maintained.
 - c. Traffic signage and signalization is in good working order
3. Needs attention
 - a. Trash or litter is noticeably present in area of entrance.
 - b. Signage paint/facade is worn.
 - c. Traffic signage and signalization is in need of repair.

WEEK A – SE QUADRANT

Custer Road at SH 121

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

Preston Road at SH 121

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

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WEEK B – SW QUADRANT

Legacy Road at SH 121

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

FM 423 at South Bridge

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

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 - b. Signage paint/facade is worn.
 - c. Traffic signage and signalization is in need of repair.

WEEK C – NW QUADRANT

Preston Road at US 380

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

FM 423 at US 380

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

FM 423 at FM 720

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

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 - b. Signage paint/facade is worn.
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WEEK D – NE QUADRANT

Custer Road at US 380

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

Custer Road at FM 720

a. Trash Rating	1	2	3
b. Signage/Facade Rating	1	2	3
c. Traffic Control Rating	1	2	3

ENDS MONITORING DOCUMENT – CITY FACILITIES

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City Facilities

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 - c. Lawn/landscaping is neat and appropriately maintained.
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 - a. Trash or litter is noticeably present in area of facility.
 - b. Paint/facade is worn.
 - c. Lawn/landscaping is appropriately maintained.

WEEK A – SE QUADRANT

Shawnee Trail Park

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Superdome

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Exterior of tank farm at Custer/SH 121

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

750,000 gallon elevated storage tank

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Fire Station #2

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

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WEEK B – SW QUADRANT

Central Park

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Gazebo/Clock

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

2 Million Gallon Elevated Storage Tank

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Downtown Historic Water Tank Area

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Frisco Coon Water Storage Tank

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Central Fire Station

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

City Hall

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Fire Station #3

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

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WEEK C – NW QUADRANT

Frisco Municipal Complex

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Old PD

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Public Works/Parks/Recycling Facility

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Warren Sports Complex

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

Community Center

a. Trash Rating	1	2	3
b. Paint/Facade Rating	1	2	3
c. Lawn/Landscaping Rating	1	2	3

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WEEK D – NE QUADRANT

No City Facilities in NE Quadrant



Memorandum

To: **Honorable Mayor Seei and the Frisco City Council**
THR: **George Purefoy**, City Manager
From: **Jason Gray**, Assistant to the City Manager
CC:
Date: 12/15/2000
Re: Affordable Housing background paper

Please find for your review the White Paper that was developed from the Citizen's Task Force on Affordable and Low-Income Housing. This paper may serve as a staff background paper to begin to give the City Council some pertinent background information regarding housing product diversity, current Affordable and Low Income Housing resources, and some potential actions that may be taken.

I will invite Richard Gonzales, Executive Director of the Denton Housing Authority to speak with you at the first meeting in January in order to fulfill the "Outside Expert" step in the Ends Development Process, and will also invite "Partners" as to take two steps in one meeting.

Thank you for your attention to this matter. If I can be of any assistance, please contact me at 972-335-5551 x125 or by email at atcm@ci.frisco.tx.us.

December 1, 2000

VIA: Hand Delivery

Honorable Mayor and the City Council
City of Frisco, Texas
6891 Main Street
Frisco, Texas 75034

Dear Mayor and City Council Members:

Attached is a copy of the *Citizen's Task Force on Affordable and Low-Income Housing's* White paper. This paper is designed as a collaboration of ideas and values from a group of citizens that have been meeting for the past four months regarding this issue. It summarizes the collective thoughts from this group and is not intended to be a document which provides for specific courses of action.

I am currently cooperating with the City Planning staff to begin a course of action to develop some courses of action based upon the principles included in the paper. We expect to be able to present some ideas to the Council by early summer and begin implementation.

The task force presents this White Paper in order to encourage dialogue and cooperation with all interested parties. If you have have any questions or comments, please contact me at 972-335-5551 or atcm@ci.frisco.tx.us. thank you for your attention to this matter.

Sincerely,

Jason Gray
Assistant to the City Manager

White Paper on Affordable and Low-Income Housing in Frisco

Presented by
The Citizen's Task Force on Affordable and Low-Income Housing

January 26, 2000

For questions or comments regarding this document, please contact:
Jason Gray, Assistant to the City Manager
6891 Main Street
Frisco, Texas 75034
(972) 335-5551
atcm@ci.frisco.tx.us

The Citizen's Task Force on Affordable and Low-Income Housing in Frisco

Introduction

In October of 1999, Frisco Mayor Kathy Seei called together a group of citizens concerned about and able to help with the development of the status of low income and affordable housing within Frisco. This group, the Citizen's Task Force on Affordable and Low-Income Housing, has met a handful of times to review statistics, programs, and policies surrounding this topic area. Additionally, the Task Force has met with developers of affordable housing, and has spent considerable time reviewing "best practices" and brainstorming for ideas to utilize in Frisco.

The Task Force's main objective has been to identify the housing situation that Frisco is currently in and to determine three things—(1) if there is a shortage of affordable housing in Frisco, and (2) what values the community has in regards to affordable and low-income housing, and (3) finally, offer some suggestions of what might be done to help. While this White Paper is far from comprehensive, we hope that it sheds some light on these issues and opens up a wider forum for discussion of the topic.

Regarding the identification of the problem, although not in an emergency state, the Task Force felt that ignoring the situation would be irresponsible. In the research of the Task Force, we did not find a single community that felt completely comfortable that all people could afford housing in their community. Affordable and low-income housing a perpetual problem that communities face and either actively or passively decide to address or ignore. This Task Force has chosen to address it. Time is of the essence in this debate. As Frisco is in the process of redeveloping its Comprehensive Plan, it is imperative that low-income and affordable housing be considered as part of that plan.

This paper is intended to begin the community-side discussion regarding low-income and affordable housing. Frisco has a long history of cooperation to overcome obstacles, and through cooperation from the City of Frisco, residential developers, local lending institutions, social service agencies, residential single- and multi-family and property owners, and the community at large, we will be able to ensure adequate housing for all families that wish to live and work in Frisco.

Thank you for your time and interest in this subject. We heartily invite you to share any ideas that you may have, and hope for your cooperation when called upon.

The Citizen's Task Force on Affordable and Low-Income Housing in Frisco

Community Values

As mentioned above, the Task Force has invested considerable time into recognition of their values around this topic area. While individual opinions varied from time to time, a stream of consistency ran through the discussions. The over-arching value of the Task Force is that a community is built by a wide array of individuals with differing levels of income, and that anybody that contributes to that community-building should be able to afford live in their community. In a holistic sense, it is the responsibility of the community not only to create jobs, schools, churches, and entertainment for people that live here, but also to create housing for those that work, learn, worship, and play here. History has taught us that those communities in which the citizens can “live, work, and play” are the strongest and most sought-after in the world.

Beyond that over-arching principle, the Task Force has developed a set of more specific values as well.

- 1. Frisco strives to be a community which: Retains its heritage by actively seeking to keep affordable housing for those who currently live in Frisco.***

Frisco is experiencing a massive population boom, but we want to ensure that those that are here are not left behind. In the past ten years, Frisco's population has doubled roughly every four years. This massive influx of demand has caused a shortage of supply and contributed to an incredibly tight housing market driving the price of land and houses up considerably. Some individuals that could afford to move here in the late 1980's and early 1990's can not afford to stay in Frisco because of increasing rents or the price of upgrading from a starter home to a larger mid-level home. Additionally, the tight market has steadily increased the value of those starter homes to a price point which is difficult for a first-time home buyer to afford.

Another aspect of this growth is the overwhelming majority of the housing stock in Frisco is relatively new, and therefore, relatively expensive. Many communities depend on an aging but adequate housing stock to supply affordable housing for the market. In Frisco, however, the roughly 600 homes in the “Old Donation” area of the City make-up the “older” housing stock. With the exception of a few developments in the 10-20 year age group, the vast majority of the housing stock in Frisco is under 10 years old. Considering these circumstances, as the city (and therefore the housing stock) ages, this goal will become easier to accomplish. However, in the interim, we should strive to enable families to continue to live here, regardless of their income.

The Frisco Housing Authority has taken one step in that direction with the institution of a “local preference option” admission policy. In 1998 the Federal

Department of Housing and Urban Development (HUD) allowed local housing authorities to implement a program that would give preference to current citizens over incoming citizens to receive services. Basically, an applicant to the Housing Authority can be moved up on the waiting list based upon a number of factors, one being current residence. While the Housing Authority exists to help all individuals, it is now able to prioritize so that local families receive help first.

Programs like the Frisco Housing Authority's Local Preference Option should be used whenever feasible in order to promote this value and accomplish this community goal.

2. *Frisco strives to be a community in which: neighborhoods are populated by families with diverse incomes.*

There are really two aspects of this value which deserve consideration—an economic aspect and a social factor. This paper will first address the economic side.

There is an old adage in urban administration—"blight causes blight". Neighborhoods have identities that are formed in large part by the appearance of the homes in that area. If the identity of an area is positive, then the homeowners there are more likely to view maintenance of their homes as an investment which will provide a return upon sale of the house. If the identity of a neighborhood is negative, the homeowner may view maintenance as "throwing good money after bad" because the value of the house is determined in large part by its surrounding neighborhood.

If a neighborhood is populated by individuals with diverse incomes, it is normally (by extension) populated with varying housing values. In this situation, the resident that owns a home of higher relative value has an incentive to maintain his or her house in order to maintain his or her investment. Additionally, the resident that owns a home of relatively lower value has an incentive to maintain his or her home because the value of it will not be brought down by the surrounding neighborhood. It is a delicate mix, but it works wonderfully in many neighborhoods across the nation.

Socially speaking, the Task Force believes that there is an intrinsic value with the economic integration of neighborhoods. In order to build community, it is important not only that people can "live, work and play" in Frisco, but that we can live, work, and play *together*.

A good example of the community-building power that economic integration can have is the construction of Leadership Frisco's Friendship Park. In a community wide effort to build a first-class public playground facility for the children of Frisco, CEO's worked alongside minimum-wage earners and

learned that each had an important skill set to provide for the accomplishment of the common goal. Through encouraging developers and homebuilders to offer differing price points within neighborhoods, we hope that this interaction is not limited to special projects but is incorporated into everyday life.

There are two important aspects to accomplishing this goal—education and cooperation. We have failed to identify any state or federal programs that specifically address this value with a subsidy. We will be asking residential developers to change the way that they have been developing communities for the past fifty years, and the uncertainty in change is normally met with resistance. This resistance, if met with the education that a mixed-income neighborhood can be every bit as profitable and more socially sustainable than a traditional single-income neighborhood, will likely lead to the cooperation between the citizen community and the development community.

3. *Frisco strives to be a community which: Establishes public/private partnerships which address affordable housing.*

Frisco has historically been a community of cooperation, and the affordable housing debate should strive to increase that level of cooperation. The paramount relationships that have been built by community leaders between City Government, the School District, the Community College District, private business, and the development community is second to none. We cooperate because we realize that is the most efficient and effective way to solve problems and build community.

A relatively recent shift in federal policy has moved away from government-only sponsored programs to public/private partnerships encouraging this cooperation. A short list of applicable programs is included in the next section as a resource.

Cooperation with Local Lenders

Federal Home Loan Bank Affordable Housing Program (AHP)

AHP is designed to encourage member financial institutions to undertake creative efforts and increase their participation in and support for efforts directed towards increasing the supply of affordable housing. AHP funds can subsidize the construction, purchase and/or rehabilitation of owner-occupied housing for the very low-, low-, and moderate-income households or the construction, purchase and/or rehabilitation of rental housing providing that at least 20% of the rental property's units are affordable for very-low income households. Specifically, AHP funds can be used for construction financing, permanent financing, principal reduction, downpayment assistance, and interest rate buydown. (Source: National Association of Housing and Redevelopment Officials)

Cooperation with Local Rental Property Owners

Section 8 Housing Program

The Section 8 program provides rental assistance to low-income families, elderly, disabled, and handicapped individuals. The program provides assistance to eligible families whose annual gross income does not exceed 50% of HUD's median income guidelines. Through rental assistance, families are able to live in safe, decent, and sanitary housing they would not otherwise be able to afford. The program is designed specifically for needy families in small cities and rural communities not served by similar local or regional programs. (Source: Texas Department of Housing and Community Affairs-TDHCA)

The program works through local private rental property owners and is operated by the local government. There is currently a relatively small Section 8 program within the City of Frisco operated through the Stonebrook Village Apartments community. Section 8 has been a successful program for many cities, and should probably be considered as an option for Frisco to further investigate.

Low-Income Housing Tax Credits (LIHTC or Section 42)

The LIHTC program was created as the primary means of directing private capital towards the creation of affordable rental housing. The tax credits provide developers of low-income rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing. In order to qualify for the program, property owners must set aside a minimum number of units for low-income families. The program is administered and regulated at the state level. (Source: TDHCA)

There are currently 216 units of LIHTC housing in Frisco at the Stonebrook Village apartment complex. Although in keeping with Value #2, the Task Force does not suggest that entire development use Section 42 or Section 8 credits, Frisco should be striving to get current and future apartment owners to participate at some rate.

Cooperation with Local Residential Developers

Most federal and state programs focus on public/private partnerships in rental units or with the individual homebuyer. There are few, if any, leads on local cooperation with the development community. Herein lies the challenge for Frisco. The Task Force was able to come up with many ideas to encourage this cooperation, and they all revolved around communicating to developers that we, as a community, value the “live, work, and play together” concept. This White Paper intends to be the first step in that communication.

One method of public/private partnership may be to encourage innovative land uses. With a mixed-use development incorporating both commercial and residential properties in close proximity (in some cases as close as in the same building), developers are able to somewhat subsidize the development of the residential use with the commercial use. In addition this sort of development is normally more dense than a typical single-family subdivision, bringing down the per unit development cost. This Task Force believes that in certain applications, an appropriate mix of residential and commercial uses may lead to a greater supply of affordable housing, and with creativity and innovation, it allows for a profitable development as well.

The Citizen's Task Force on Affordable and Low-Income Housing in Frisco

Challenges

As mentioned in the introduction to this paper, it is the belief of this Task Force that the provision of low-income and affordable housing is truly a community responsibility. Left for any one agency, developer, or governing body to address, the issue may be attended to in a piecemeal fashion offering the traditional services available to each group, making a typical and incomplete service plan. Through the incorporation of affordable and low-income housing into the Comprehensive Plan and by inviting all players to the discussion table, we hope that Frisco will find innovative methods to tackle the issue.

Even with full cooperation between all partners, there are still challenges that must be faced. The first challenge is an information gap. Because of the unique demographic make-up of the community and the record-breaking growth patterns, it is difficult to project current community needs, not to mention future needs. Because of the uniform age of much of the current housing stock, the community must be sure that in filling today's needs, we do not overbuild and forget that housing prices will eventually come down for that aged housing stock.

A second challenge is to educate the community, developers, and lenders that, done well, affordable housing will not produce blight for their adjacent homes. The NIMBY (Not In My Back Yard) syndrome must be challenged with education and cooperation to ensure that with an integrated neighborhood, affordable housing can actually increase the standard of living (and therefor, the market value of the homes).

Another challenge is the housing cost formula. Labor cost, materials, development cost, land cost, and profit are all built into the cost of a home. In Frisco's current economic market, labor and land costs are at the highest levels in history. Traditional public assistance will only take a small portion out of this formula. Innovative land uses and design are an integral part of decreasing the residential development cost, allowing for a reasonable profit from the development of affordable homes.

As mentioned above, we have yet to see any community that feels that they have solved the affordable housing problem. What Frisco strives to achieve may not completely solve the problem either, but we hope that it will significantly improve the quality of life for a large number of families.